

083.A

0007

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

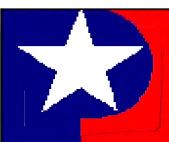
857,300 / 857,300

USE VALUE:

857,300 / 857,300

ASSESSED:

857,300 / 857,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		PARK AVE EXT, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: LENOX KATHRYN J &

Owner 2: STORCH STEVEN B

Owner 3:

Street 1: 57 PARK AVE EXT UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LASKY FRED D & PHYLLIS A -

Owner 2: -

Street 1: 57 PARK AVE EXT UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 3428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7550										G5	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	857,300			857,300		250576
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

PREVIOUS ASSESSMENT								Parcel ID	083.A-0007-0002.0		!14804!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	857,300	0	.	.	857,300	Year end	12/23/2021			
2021	102	FV	841,900	0	.	.	841,900	Year End Roll	12/10/2020			
2020	102	FV	826,600	0	.	.	826,600	826,600 Year End Roll	12/18/2019			
2019	102	FV	806,000	0	.	.	806,000	806,000 Year End Roll	1/3/2019			
2018	102	FV	763,300	0	.	.	763,300	763,300 Year End Roll	12/20/2017			
2017	102	FV	621,200	0	.	.	621,200	621,200 Year End Roll	1/3/2017			
2016	102	FV	682,400	0	.	.	682,400	682,400 Year End	1/4/2016			
2015	102	FV	544,000	0	.	.	544,000	544,000 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LASKY FRED D &	63661-180		5/27/2014			715,000	No	No							
LASKY FRED D &	48600-559		12/4/2006	Family		99	No	No							
NORTH SHORE CON	40778-404		9/5/2003			476,000	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2018		Measured									DGM	D Mann					
5/14/2015		SQ Returned									MM	Mary M					
8/28/2003		Inspected									BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good															
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good															
Prime Wall:	2 - Clapboard			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid	Desc:	Line 1	# Units:	1										
Color:				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	1	Rating:	Very Good	Other														
GENERAL INFORMATION				WSFlue:		Rating:		Upper														
Grade:	B- - Good (-)			CONDOS INFORMATION				Lvl 2														
Year Blt:	2003	Eff Yr Blt:		Location:		Total Units:		Lvl 1														
Alt LUC:		Alt %:		Floor:	M - Multi-Level	REMODELING				Lower												
Jurisdict:	G5	Fact: .		% Own:	50.000000000	No Unit	RMS	BRS	FL	Totals	RMs:	7	BRs:	3	Baths:	2	HB	1	UnSketched SubAreas: GLA: 3428,			
Const Mod:				Name:		Exterior:				RES BREAKDOWN												
Lump Sum Adj:				Phys Cond:	VG - Very Good	4.8 %	Interior:															
INTERIOR INFORMATION				Functional:		%	Additions:															
Avg Ht/FL:	S			Economic:		%	Kitchen:															
Prim Int Wal:	1 - Drywall			Special:		%	Baths:															
Sec Int Wall:		%		Override:		%	Plumbing:															
Partition:	T - Typical			Total:	4.8 %		Electric:															
Prim Floors:	3 - Hardwood						Heating:															
Sec Floors:		%					General:															
Bsmnt Flr:	12 - Concrete																					
Subfloor:																						
Bsmnt Gar:	2																					
Electric:	3 - Typical																					
Insulation:	2 - Typical																					
Int vs Ext:	S																					
Heat Fuel:	2 - Gas																					
Heat Type:	1 - Forced H/Air																					
# Heat Sys:	1																					
% Heated:	100	% AC: 100																				
Solar HW:	NO	Central Vac: NO																				
% Com Wal		% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.A-0007-0002.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
More: N	Total Yard Items:																					
	Total Special Features:																					
	Total:																					

